

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Survey No. B-4805

### 1. Name

Historic 212 - 268 South Duncan Street  
and / common

### 2. Location

street & number 212 - 268 South Duncan Street  
city, town Baltimore  
state & zip code Maryland 21205 county

### 3. Classification

|                                    |   |  |  |   |
|------------------------------------|---|--|--|---|
| <b>Category</b>                    | <b>Ownership</b>                          | <b>Status</b>                              | <b>Present Use</b>                     |   |
| <input type="checkbox"/> district  | <input type="checkbox"/> public           | X occupied                                 | <input type="checkbox"/> agriculture   | <input type="checkbox"/> museum         |
| X building(s)                      | X private                                 | <input type="checkbox"/> unoccupied        | <input type="checkbox"/> commercial    | <input type="checkbox"/> park           |
| <input type="checkbox"/> structure | <input type="checkbox"/> both             | <input type="checkbox"/> work in progress  | <input type="checkbox"/> educational   | X private residence                     |
| <input type="checkbox"/> site      | <b>Public Acquisition</b>                 | <b>Accessible</b>                          | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious      |
| <input type="checkbox"/> object    | <input type="checkbox"/> in process       | X yes: restricted                          | <input type="checkbox"/> government    | <input type="checkbox"/> scientific     |
|                                    | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial    | <input type="checkbox"/> transportation |
|                                    | <input type="checkbox"/> not applicable   | <input type="checkbox"/> no                | <input type="checkbox"/> military      | <input type="checkbox"/> other:         |

### 4. Owner of Property

name  
street & number telephone  
city, town state & zip code

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber  
street & number Clarence Mitchell Courthouse folio  
city, town Baltimore State Maryland

### 6. Representation in Existing Historical Surveys

title  
date federal state county local  
depository for survey records  
city, town state & zip code

## 7. Description

**Condition**

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

**Check One**

☐ unaltered  
☒ altered

**Check One**

☒ original site  
☐ moved:  
 date of move: \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The west side of the 200 block of S. Duncan Street is built up with several different groups of two-story, two-bay wide early Italianate-style brick houses. Some of the houses retain their original brick facades, which were always painted; others have been covered with formstone or aluminum siding.

212 – 230 S. Duncan St. are two stories in height, 14' wide and occupy lots 53' deep. Each house is only two-rooms deep and there is no backbuilding. The houses are constructed in common bond and were always painted. One has been covered with formstone, one with aluminum siding. They have shed roofs and a brick cornice consisting of a crown molding supported by several rows of progressively recessed stretcher bricks set above a frieze area decorated with brick modillions. Each house has a single hooded chimney located at the rear corner of the houses. The door and window openings have segmentally arched brick lintels, with plain tympanums and brick sills. None of the original 2/2 sash survive, and all windows are filled with modern 1/1 replacement sash. Most of the original single light doorway transoms have been covered over and no original doors remain. The houses have no basements and each house is reached either directly from the street or by one or two brick or concrete steps.

232-236 S. Duncan St. are two stories in height, 11'2" – 11'9" wide and occupy lots 50' deep. Each house is only two-rooms deep and there is no backbuilding. The houses are constructed in common bond and were always painted. Several have been covered with formstone. They have shed roofs and a brick cornice consisting of a crown molding supported by several rows of progressively recessed stretcher bricks set above a frieze area decorated with brick modillions. Each house has a single hooded chimney located at the rear corner of the houses. Judging by 236 the doors had splayed brick lintels but the windows had no lintels and brick sills. None of the original 2/2 sash survive, and all windows are filled with modern 1/1 replacement sash. 234 has a four-light transom, 236 a single-light transom and no original doors remain. The houses have no basements and each house is reached by one brick or concrete step.

248-252 S. Duncan St. are two stories in height, only 10' wide and occupy lots 41' deep. Each house is only two-rooms deep and there is no backbuilding. The houses were probably constructed in common bond and were always painted, but now are covered with formstone. They have shed roofs but the original cornice has been obscured by the formstone. The door and window lintels seem to have been flat (perhaps there were none, as at the neighboring houses), but these too are hidden beneath the

**Continuation Sheet**

formstone. Each house has a single hooded chimney located at the rear corner of the houses. All windows are filled with modern 1/1 replacement sash. Two of the houses have been combined into one unit, with a garage occupying the whole lower level. Doorways have single-light transoms and replacement doors. The houses have no basements and each house is reached by one brick or concrete step.

262-268 S. Duncan St. are two stories in height, 15' wide and occupy lots 41' deep. Each house is only two-rooms deep and there is no backbuilding. The houses were constructed in common bond and were always painted, but all but one are now covered with formstone. They have shed roofs. At 262 the original cornice has been obscured by the formstone; at 264 what remains suggests that it was an early-Italianate-style simple brick cornice with several progressively recessed rows of stretchers; at 266 and 268 an early 20<sup>th</sup> century Renaissance-Revival-style sheet metal cornice has been added to the original house. At 266 the cornice is quite simple, with a series of moldings framed by two end brackets with arched tops rising above the roofline and framing a plain lower frieze area; at 268 a sheet metal crown molding decorated with a row of dentils is framed by two end brackets and supported by a third middle bracket. The end brackets have an arched cap that rises above the roofline, acanthus leaf decorations and stamped rosettes. 262 - 266 have flat wood lintels and sills, 268 seems to have had segmentally arched lintels and brick sills. All but one of the original single-light doorways transoms has been covered over but two original doors remain—at 264 and 268. These have six square glass panes set above a lower portion composed of two vertical panels, and a mail slot. All windows are filled with modern 1/1 replacement sash. The houses have no basements and each house is reached by one or two brick or concrete steps. A flat-linteled passageway runs back along the north side of 266.

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## 8. Significance

| Period  | Area of significance                             | check one & justify                                    |   |   |  |
|---|--|--|---|---|--|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric  | <input checked="" type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion           |  |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation                  | <input type="checkbox"/> law                    | <input type="checkbox"/> science            |  |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics                     | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture          |  |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education                     | <input type="checkbox"/> military               | <input checked="" type="checkbox"/> social/ |  |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering                   | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian       |  |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration                   | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theatre            |  |
| <input type="checkbox"/> 1900                 | <input type="checkbox"/> communications          | <input type="checkbox"/> industry                      | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation     |  |
|   |  | <input type="checkbox"/> invention                     |   | <input type="checkbox"/> other: specify     |  |

Specific dates c. 1870 - 1875

Builder/Architect

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of early Italianate-style houses is significant in that it represents a most modest kind of small street house built at a time when large three-story Italianate-style houses were going up on the main streets, especially around newly developing parks and squares, like nearby Madison Square.

The houses were built according to a pattern that was quite common to the city's working class neighborhoods of the period 1870 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and northeast of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide three-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$2,000 to \$3,000; small street houses for \$600 - \$800. Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties, or sold them to other investors. In this way people of varying means could afford to live in the same block. If they couldn't afford the purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

The land on which these houses are built originally belonged to the Patterson family as part of their 18<sup>th</sup> century estate, which also included the land given by the family to the city for Patterson Park. In the 1870s and 1880s the Patterson heirs began developing this block by leasing parcels to various builders who constructed modestly-scaled and priced housing for the mainly German immigrant families who were settling near the port-related industries of Canton. Most of the houses sold to mainly German-American semi-skilled tradesmen and laborers employed in nearby factories, who received mortgages from a variety of local building and loans, many of them sponsored by the German community.

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## 9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*  
(New York: Princeton Architectural Press, 1999)

## 10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

## 11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

street & number 1306 Carrollton Ave.

city, town Baltimore

date

telephone

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of private rights.

Return to:

DHCP/DHCD

Maryland Historical Trust

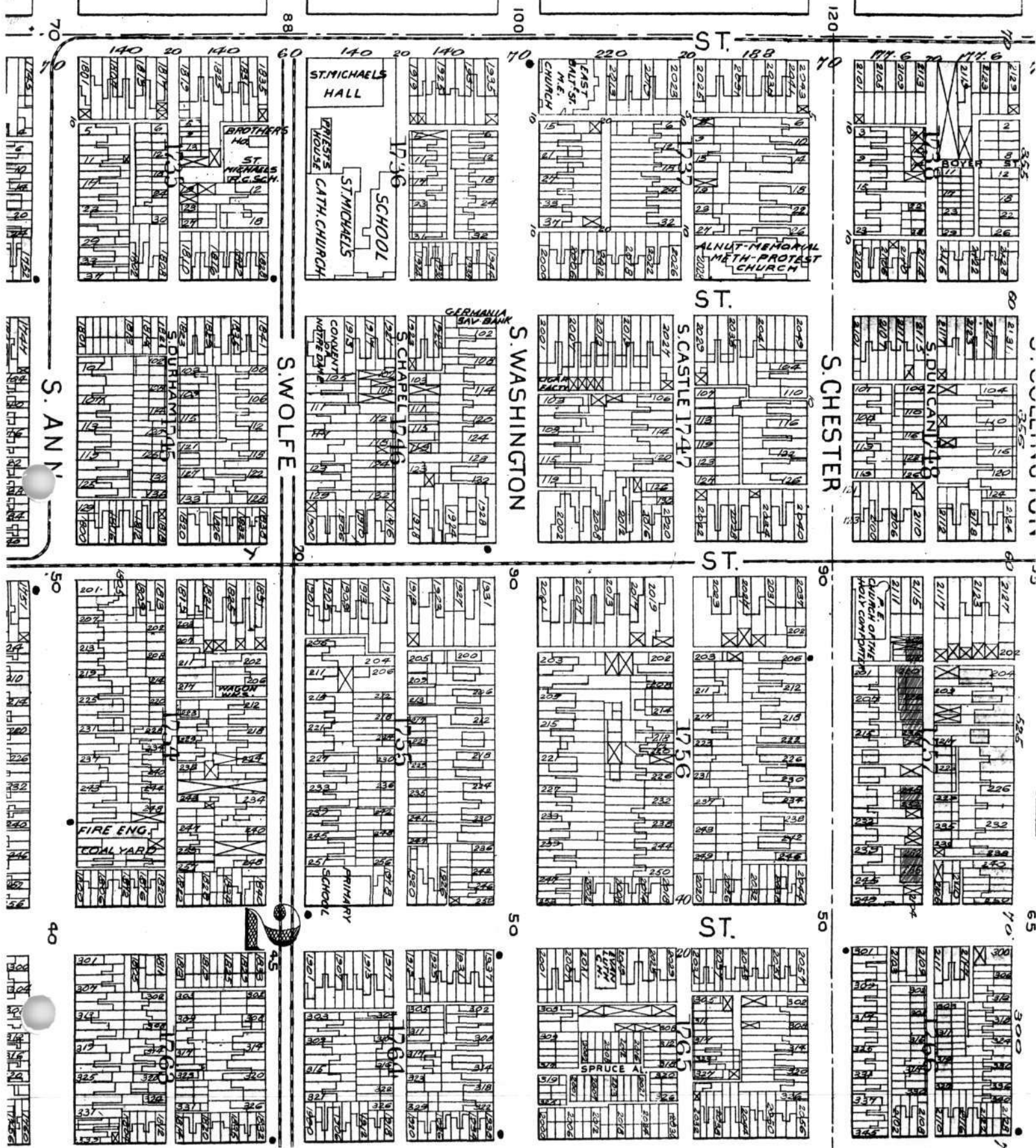
100 Community Place

Crownsville MD 21032-2023

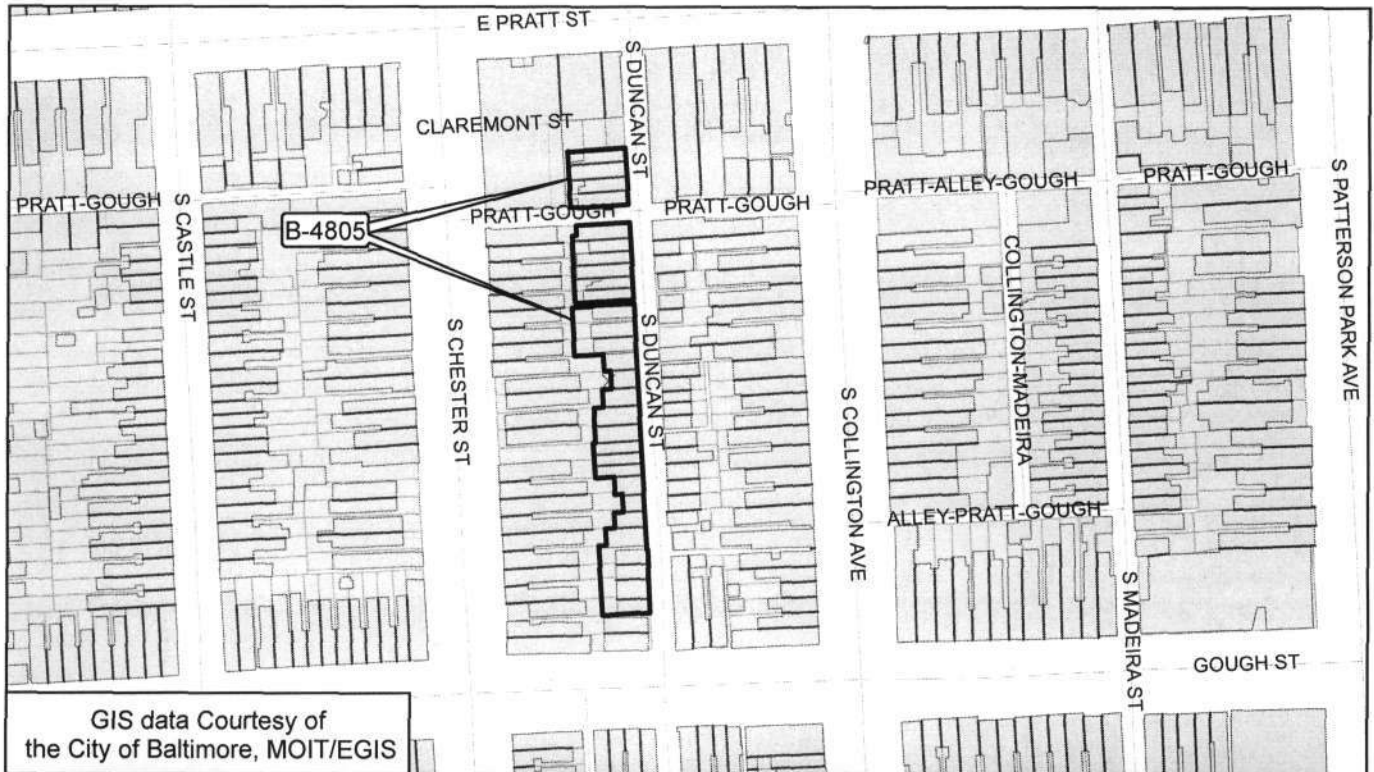


212-268 S Duncan St  
BALTO. MD

## 2



B-4805  
212-268 S. Duncan Street  
Block 1757, Lots 064-081  
Baltimore City  
Baltimore East Quad.







216-218 S Duncan  
FD 10

B-4805

212-268 S. Duncan St.

B. A. 10. 140

C. Belfour

10/97

1/10

10/97



220-230 S Duncan

FD 10

B-4825

212-218 S. Duncan St.

BALTO. MD

C. Belfrage

10/47

2/10





228 S Duncan  
FP10

13-4605

212-268 S. Duncan St,

BALTO, MD

C. Belgrave

10/97

3/10



232

238 S Duncan

FP10

B-4805

212-268 S. Duncan St.

BALTO MD

C. Belfiore

10/97

4/10

10/97 4/10





234-236 S Duncan

FD 10

B-4805

212-268 S. Duncan St.

BACTO. MD

C. Belfiore

10/97

5/10



248-250 S Duncan

FP10

B-4805

212-268 S, Duncan St.

BACTO.MH

C. Belfiore

10/97

6/10



262



262 S Duncan  
FD 10

B-4805

212-268 S. Duncan St.

BALTO, MD

C. Belfrage

10/97

7/10



262

262

204 S. Dancar

FP 10

B-4825

212-268 2. Duncan St.

C. Belzoni

10/97

8/10



266 S Duncan  
FP10

B-4405

212-268 S. Duncan St.

BALTO MD 6

C. Belgrave

10/97

9/10



268 S Duncan  
FP 10

B-4805

212-268 S. Duncan St.

BALTO. MD

C. Belfrage

10/97

10/10

10/10/10 10/10/10